

**I**n today's "need it now" world, moving products is increasingly important. In fact, determining the right site for distribution can mean the difference between keeping customers and losing them.

With so many outstanding sites across the South to choose from, we couldn't narrow our list to just 10. Instead, we give you a dozen great big sites with a distribution advantage. All of these sites provide access to multi-modal transportation options, and they excel in size, location, quality, and cost effectiveness.

### **John Will Stacy MMRC Regional Business Park. Northeast Kentucky**

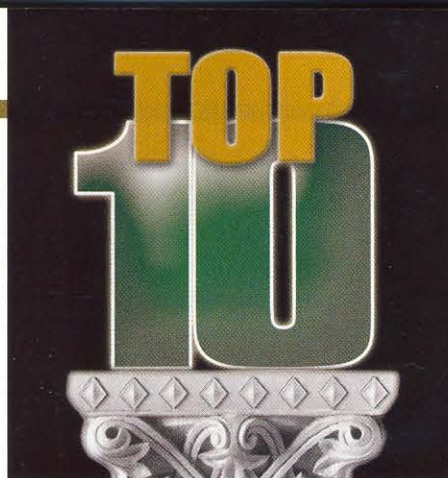
This 509-acre business park has 340 acres available for development and a 50,000-square-foot speculative building under construction. Located in Rowan County, Ky., only 1.2 miles from Interstate 64, the Port of Wurtland is only 60 miles and Blue Grass Airport in Lexington, Kentucky is 68 miles. Located on-site are a 1 million-gallon water tank, an electric substation, a fire department with chemical unit and a new 35-acre community and technical college.

### **Golden Triangle. South Alabama**

This 2,200-acre site is located in Baldwin County, Ala., near the city of Loxley, only two miles from Interstate 10 and 20 miles by four-lane highway to Interstate 65. This Gulf Coast location offers excellent access to multiple ports. The \$300 million expansion of the Port of Mobile will make it the sixth busiest port. More than 30,000 people are employed in the distribution and transportation industry in the area. More than 50 trucking terminals are located in the Mobile/Baldwin area and eight offer container service.

### **Commerce 85 Business Park. Northwest Georgia**

This 430-acre site is located in the fringe Atlanta market near Commerce, Ga., with frontage on Interstate 85 and accessed by two exits. Lots from 25 to 150 acres are available and some are rail-served sites. A 960,000-square-foot speculative building is currently available. All utilities are on-site with customer choice for electricity. Interstate 285 is 52 miles from the site, while Atlanta is 62 miles. Athens Municipal Airport is 26 miles.



**INCREDIBLY  
LARGE, NICELY  
POSITIONED  
DISTRIBUTION  
SITES IN THE  
SOUTH YOU  
MAY NOT  
KNOW ABOUT**



**The Gatorade warehousing and bottling facility located at Northeast Oklahoma's Mid America Industrial Park**

### **Interstate 75 Business Park. Central Georgia**

With two miles fronting on Interstate 75, 217 acres are available in this 379-acre park in Macon/Bibb County, Ga. Interstate 16 is located within 10 miles. Twenty-five trucking companies are located in Macon. Atlanta's Hartsfield-Jackson Airport is 81 miles from the site and deep-water ports in Savannah and Brunswick are less than three hours away. A Class 1 fire department provides the park with lower insurance rates and fast-track permitting ensures an optimum construction schedule.

### **South Cook Industrial Corridor. South Georgia**

This 3000-acre parcel on Interstate 75 near Adel, Ga., is being developed in three phases. Phase 1 is 350 acres, cleared and shovel-ready. Lots are available from five to 1,000 acres and water/sewer is available on 1,000 acres. Located 18 miles from Valdosta, Ga., and two hours from Jacksonville and Atlanta, the Port of Brunswick is accessible in two hours and the Port of Savannah in three hours. Two interstate exits serve the site and Norfolk-Southern rail runs through the park.

### **LogistiCenter at Savannah. Coastal Georgia**

Near the intersection of Interstates 16 and 95, and 15 miles west of the Port of Savannah, this 1,738-acre park offers 640 buildable acres on both sides of I-16. In June, DP Partners will break ground on a 700,000-square-foot facility and has future plans for a 1 million-square-foot building. This Class A development will be the first LEED-certified industrial park, featuring "pockets of development" and avoiding a clear-cut approach. The park will be designed to accommodate multi-tenant and single tenant buildings.

### **CentrePoint Distribution Park. Central Tennessee**

Strategically located near the intersections of Interstates 65, 40 and 24, this 260-acre warehouse and distribution development in LaVergne/Rutherford County, Tenn., is just minutes from the Nashville International Airport. Four buildings between 150,000 square feet and 500,000 square feet are available and set up for cross docked distribution. Greenfield sites also are ready for immediate construction. Frontage is available on I-24. The site is masterplanned for 3.5 million square feet of space with 1.2 million already built.

### **Elam Farms. Central Tennessee**

Masterplanned for six buildings totaling more than 2.2 million square feet, Elam Farms is located in Murfreesboro, Tenn., on Interstate 24 only five miles south of Interstate 840. Building 2, with 363,500 square feet, has 219,000 square feet currently available with 32-foot clear height, ESFR sprinkler, skylights, cross-docking, trailer and car parking. This Class A park is excellent for light manufacturing, logistics or an automotive supply center.





**South Cook Industrial Corridor in South Georgia**



**Tunica Metro Megasite in Northwest Mississippi**

### **MidAmerica Industrial Park. Northeast Oklahoma**

Located equidistant from each coast, this 9,000-acre park in Pryor, Okla., offers excellent accessibility with three major interstate highways: I-44, 21 miles north; I-40, 57 miles south; and I-35, 129 miles west. The site is 38 miles east of Tulsa. The Railroad has lead rails running throughout the park. "BuildNow" shovel-ready sites are available for immediate construction. BuildNow sites do not require building permits and have all utilities in place, ready to connect.

### **Martinsville/Henry County, VA. South Virginia**

Only 30 miles from the new FedEx hub, this location has multiple, publicly owned large sites available. Two significant parcels: 1,200 and 600 acres are available as well as 400 acres within the Patriot Centre Industrial Park. Graded lots are available and ready for construction. Excess capacity exists for heavy water/sewer users. Construction rates are 28 percent below the national average and electric rates among the lowest in the nation.

### **Tunica Metro Megasite. Northwest Mississippi**

Just 30 minutes south of Memphis on Interstate 69 and near the crossroads of Interstates 40 and 55, this 2,221-acre site is within a day's drive of all points in the cen-

**Centre Pointe Distribution Park in Central Tennessee**



tral U.S. With rail service provided by CN's mainline and the Port of Memphis only 20 miles away, this parcel is highly accessible. Lots are flat, well-drained and shovel-ready. The area enjoys some of the lowest property tax rates in the Southeast.

### **Zachary Taylor Megasite. Southeast Louisiana**

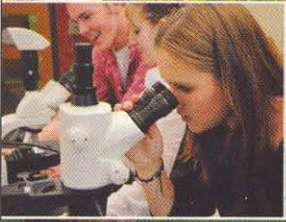


One of 25 Tennessee Valley Authority (TVA)-certified megasites in the U.S., this

2,900-acre parcel is located on Interstate 55, 27 miles north of Interstate 12, 70 miles north of New Orleans and 100 miles from Jackson, Miss.. The parcel has frontage on both sides of I-55, is served by CN Railroad, and sits in the Congressionally appointed Gulf Opportunity Zone with the most aggressive incentives in U.S. history. There is access to deepwater ports in New Orleans and Baton Rouge. ■

# AUGUSTA

## GEORGIA

### WHEN IT COMES TO WORKFORCE, COMPANIES COME TO AUGUSTA.

**LOCATE YOUR BUSINESS IN AUGUSTA.**  
**WE'RE THE HOME OF TEN OUTSTANDING HOSPITALS  
 AND THE MEDICAL COLLEGE OF GEORGIA**

**AUGUSTA ECONOMIC DEVELOPMENT AUTHORITY**  
 SUITE 560 • HISTORIC ENTERPRISE MILL • 1450 GREENE STREET • AUGUSTA, GA 30901

**[www.AugustaEDA.com](http://www.AugustaEDA.com)**  
 706-821-1321 • [wsprouse@AugustaEDA.com](mailto:wsprouse@AugustaEDA.com)